



October 25, 2016

Mr. Cody Riddle, Current Planning Manager
Planning & Development Services
City of Boise
150 N. Capitol Boulevard
Boise, ID 83706

**RE: Rush Valley – East Columbia Road
Annexation, Zoning and Subdivision Applications**

Dear Mr. Riddle:

Attached for your review and favorable consideration are the applications for the Rush Valley Subdivision located in Southeast Boise, on the southern side of East Columbia Road. We respectfully request approval of our Annexation, Zoning and Subdivision applications.

Using the Boise City Comprehensive Plan and Zoning Codes as well as the southeast master planning sessions, we have thoughtfully designed this planned community on approximately 109.84 acres. Located south of East Columbia Road and adjacent to the Painted Ridge and Sunnyridge Subdivisions, Rush Valley will add to the areas mix of housing for this very desired portion of Boise.

Enclosed is a project narrative detailing the Rush Valley Community and various aspects of our applications. Thank you for your attention to this matter and should you have any questions or require additional information please contact me by phone at 208.336.5355 or email, jconger@congergroup.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jim D. Conger', is written over a white background.

Jim D. Conger

JDC:ml

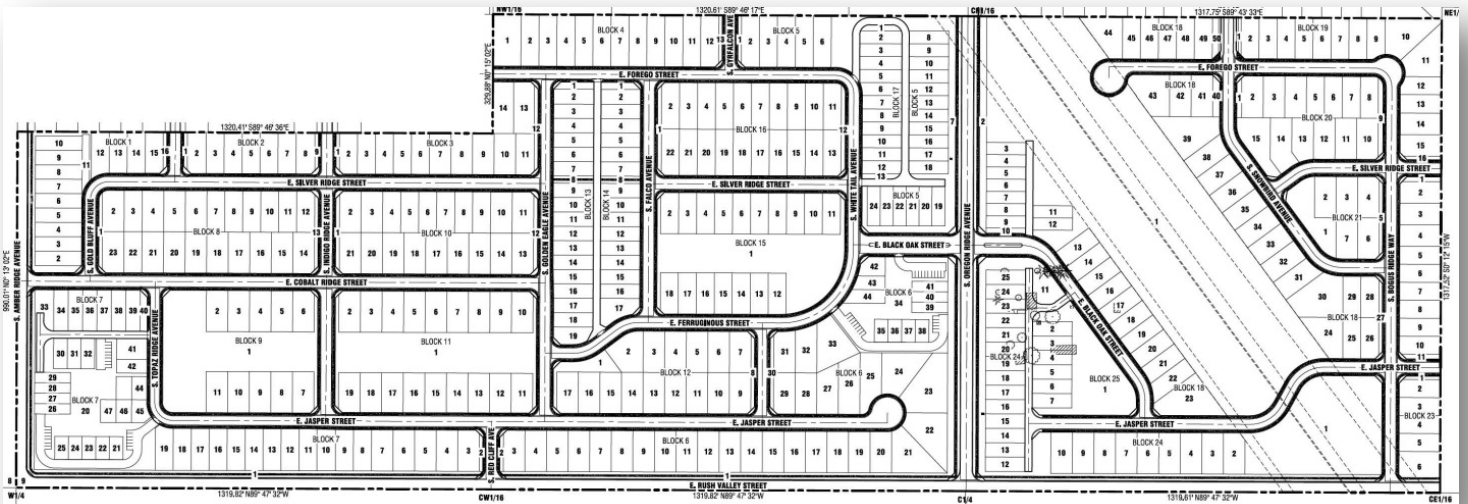
Rush Valley – Narrative

Rush Valley Subdivision is a 420 residential lot development in Southeast Boise. Adjacent to the Sunny Ridge and Painted Ridge subdivisions, Rush Valley offers new housing opportunities to the growing residential community in southeast Boise. Rush Valley is situated on approximately 110 acres and planned for development in multiple phases. Located in southeast Boise, Rush Valley will offer residents incredible access to many of the area's features and amenities.

Area Features:

- Spectacular views
- Oregon Trail Access
- Quick access to Lucky Peak State Park
- Hiking, biking and rock climbing opportunities in the area
- Amazing access to the Boise River
- Quick access to the Simplot Sports Complex
- Easy access to Interstate-84
- Access to Shopping (retail and commercial uses from the outlet mall, banks, restaurants and Albertsons)
- Nearby employment opportunities

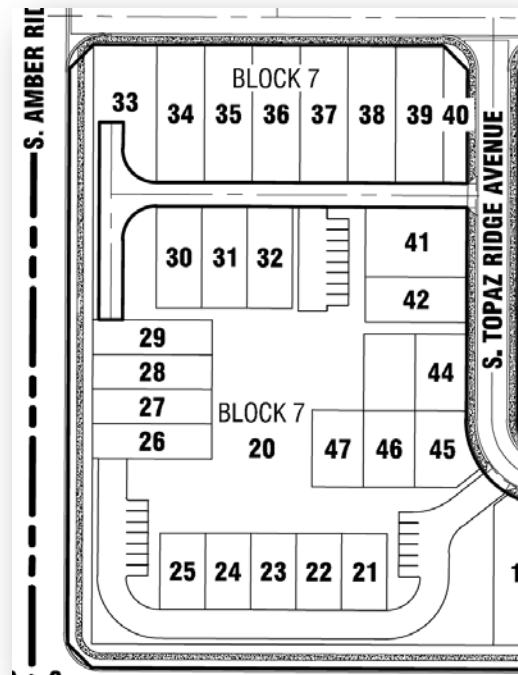
Rush Valley – Preliminary Site Plan



Evaluation of the area, market conditions, schools, services, nearby recreation and discussions with Boise City Planning Staff, Rush Valley was carefully designed for three primary housing products, Front Load, Alley Load and Cottage style single-family lots. The three lot types will accommodate homes varying from 1,400 to 2,500 square feet. The mix of products will make for a well thought out land plan that has a high emphasis on livability. Two collectors travel north and south through the property, housing on both of these collectors have alley load lots with homes fronting the collector. The last

housing product is the “Cottage” style homes situated around common open space, shared drives and parking. This product is attractive to a more mature homeowner who desires the independence of homeownership but prefers not to have the responsibility of maintaining large yards. The Cottage products are located in two strategic locations along the main arterials.

Cottage Housing Area – Potential Commercial



During the planning process for Rush Valley, it was expressed that there may be some future need for potential commercial. Dependent on market conditions we propose one of the two uses on the collector, South Amber Ridge Avenue, to include our proposed Cottage product or repurpose that location for neighborhood commercial. We propose not to develop this area for 4 years to determine if commercial is viable or planned for another location. The preference is to develop residential on this area, however if during the development of the property the demand warrants commercial uses, these areas can be used for commercial development. If after 4 years from approvals and commercial demand is not sufficient then the development of residential products will proceed.

In addition to the many amenities currently in the area, the development includes a neighborhood pool, clubhouse and many common open spaces and parks. Rush Valley includes residential parks and open spaces, which are interconnected by a network of public sidewalks and pathways for the residents to take advantage of. Rush Valley exceeds the typical open space size for a development of this type and size with approximately 24% consisting of open space. The multiple open spaces provide a variety of recreational opportunities from the smaller neighborhood parks to the large open spaces utilizing the power line corridor. The public areas and common lots will utilize drought tolerant landscaping and ground cover to promote environmentally responsible practices. With three collectors, various housing products and multiple locations for common/open space, Rush Valley was designed to help promote the orderly development of the East Columbia Planning area. With residential lots that will accommodate three different housing products, Rush Valley will provide housing opportunities for employees of

businesses located in the region. The subdivision will also connect two existing subdivisions, Sunnyridge and Painted Ridge with the network of public streets, sidewalks and pathways.

Streets in Rush Valley will be public right-of-way constructed as approved by the Ada County Highway District. Sanitary sewer service is being provided by the City of Boise through the interior to the project mains connecting to the existing service in the adjacent Sunnyridge and Painted Ridge Subdivisions. Suez Water will be providing domestic water service to these homeowners. The neighborhood design complies with the requirements of the Boise City Comprehensive Plan, Boise City Subdivision Ordinance.

Rush Valley represents a significant investment in time and effort, this development has been carefully thought out and designed utilizing Boise City Development Staff comments, Boise Blueprint Comprehensive Plan and the draft East Columbia Sub-area Master Plan. This application is the culmination of multiple meetings and correspondence with the Boise City Planning Team.

Summary of Applications

- Annexation / Zoning: From Ada County RUT to Boise City R-1C and R-1M
- Subdivision

Property Information

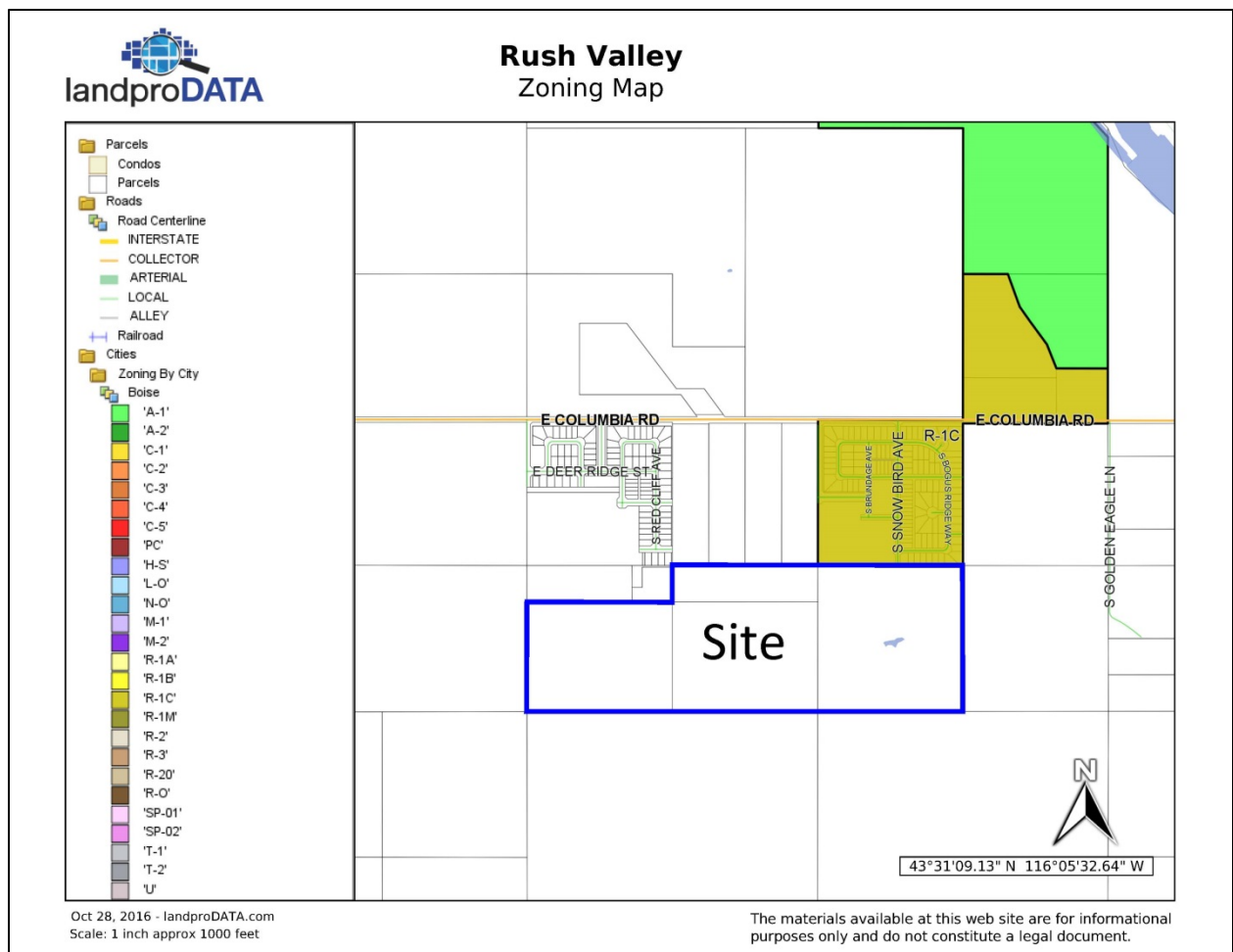
Parcel	Address	Current Zone	Proposed Zone
S1609131150	6405 E Columbia Road	RUT	R-1C & R-1M
S1609241300	E Columbia Road	RUT	R-1C & R-1M
S1609241200	E Columbia Road	RUT	R-1C & R-1M
S1609231175	E Columbia Road	RUT	R-1C & R-1M

Location Map



Adjacent Property Information

Area	Building Types and / or Uses:	Zone
North	-Residential/Vacant	Boise – R-1C Ada County – R8/RUT
South	-Vacant/Undeveloped	RUT
East	-Vacant/Undeveloped	RUT
West	-Vacant/Undeveloped	RUT



Comprehensive Plan

Rush Valley is situated in the Southeast Planning Area of the Blueprint Boise Comprehensive Plan. The property is currently zone RUT (County). The southeast ranges from urban in the northwest to low rural densities in the south. Several of Boise’s largest employers are located in Southeast Boise including Alberton’s and Micron. Southeast jobs are projected to increase by more than thirty percent by 2025, increasing from 21,707 in 2007 to 28,350 in 2025. Blueprint Boise includes a number of policies and development principles specific to the East Columbia area.

Boise Blueprint Comprehensive Plan Southeast Policies:

Goal SE-CCN 1: Provide a range of commercial and employment options within Southeast.

Goal SE-CCN 2: Provide opportunities for future expansion.

SE-CCN 2.1: Area of City Impact Boundary – Coordinate with Ada County regarding the expansion of the AOCI boundary south of the Columbia area into the area surrounding the Isaac Canyon interchange.

SE-CCN 2.2: East Columbia Area – Develop the East Columbia area according to the following principles:

- A master plan that demonstrates adherence to the principles outlined below shall be submitted to the Planning and Zoning Commission for approval prior to further entitlement in the East Columbia area. Incentives to achieve New Urbanism designs shall be considered as part of the Master Plan.

- Developed density is envisioned not to exceed 4 units per gross acre.
- Encourage higher residential densities adjacent to the Micron Tech Park and other activity areas.
- Identify appropriate locations for neighborhood and community serving commercial uses, schools, fire stations and parks.
- Adhere to land-use restrictions of the Airport Impact Area. – Not Applicable
- Adhere to Groundwater restrictions of the Southeast Groundwater Management Area.
- Plan an arterial road network in this area.
- Encourage water efficient/xeriscape landscape plans.
- Attainment of the maximum unit count for Columbia shall be contingent on adequate water sources.

The property is located within the area designated as Planned Community. The Planned Community area encompasses the largely undeveloped East Columbia area. On June 14, 2016, Boise City Planning Department staff presented to Boise City Council a draft East Columbia policy set to evaluate development proposal on an interim basis in advance of a formal review and adoption of the plan.

Conger Management Group has been involved with the planning process for the East Columbia area, that consisted of a series of meetings designed to gain an understanding of the area and develop policies to help guide growth. An Existing conditions Report was prepared as well as a SWOT Analysis and policy recommendations were developed based on input. Progress on the plan stalled when two significant stakeholders in the area backed away from active participation in the planning process. In the absence of major landowner participation, PDS continued to draft a generalized plan for the area using stakeholder input. The draft plan provides direction for issues like roadway network, primary access locations, desired land uses, open space management and conservation of resources. With the lack of participation of the Simplot Company and Micron, a regional master plan cannot be completed. We request the submitted preliminary plat be approved to allow a mix of housing products to accommodate employee-housing needs.

East Columbia Sub-Area Master Plan:

The planning area, as defined through this process, consists of approximately 6,200 acres of high desert landscape bounded by Highway 21 to the north, Interstate 84 to the west and bench edge to the south and the Boise River drainage to the east. Of the 6,200 acres, approximately 2,800 acres lies outside of the existing Boise Area of City Impact.

Ownership interests include significant State of Idaho endowment land, BLM lands, the Micron Technology campus and associated properties as well as extensive J.R. Simplot Company land holdings. Private, non-corporate lands represent approximately 15% of the total land area. Some of these properties have been annexed, subdivided and developed in the past.

The area is also home to the Columbia Water Treatment Plant owned and operated by Suez and is punctuated by Idaho Power transmission lines.

City of Boise Planning Division began the initial progress on the East Columbia Sub-Area Master Plan, but progress stalled when two significant stakeholders in the area backed away from active participation. The City has continued to work with the stakeholders in an effort to renew their interest and help them

to see this as a timely priority. The City continues to make progress in the effort and anticipate additional input from the stakeholders prior to bringing a final plan forward for review and approval.

In the absence of major landowner participation, and in recognition of continued demand for development by some for the smaller property owners, the Boise Planning Division drafted a generalized plan for the area using stakeholder input received. Boise hopes the draft plan will provide appropriate guidance for project review of applications.

Applicable East Columbia Development Policies:

Open Space Goals and Policies

OS – 1 Create a hierarchy of interconnected public and private open spaces, ranging from active centralized plazas to less formal gathering areas, quiet residential parks, and natural open spaces.

OS – 2 Integrate trails, open spaces, and pedestrian-oriented activity areas.

OS – 4 Construct a network of trails and pathways that connect with surrounding neighborhoods.

OS – 5 Establish a variety of recreational opportunities to serve the East Columbia area including public and private parks.

OS – 6 Utilize power line corridors as off street pathway opportunities but not to the exclusion of other on and off street pathways.

Natural Resources Goals and Policies

NR – 1 Incorporate environmental stewardship strategies including, but not limited to, water conservation and habitat protection in the East Columbia planning area that can be a model for the region.

NR – 2 Employ a variety of environmental management and low-impact development measures to improve ecological functions, such as the protection of surface and ground water quality and wildlife habitat.

NR – 3 Integrate distinctive or sensitive features such as drainages, rock outcroppings, etc. in the East Columbia area into the overall pattern of development.

NR – 4 Recognize the importance of the area as a winter range for ungulates and manage open space and land uses accordingly.

NR – 5 Protect and enhance the natural drainage corridors within the East Columbia area, including but not limited to the Five Mile Creek, through provision of building setbacks, pathways and passive open space.

NR – 6 Use fire wise development practices such as constructing perimeter “fire break” roadways to reduce the risk of wildfire.

NR – 7 Promote water conservation through the use of drought tolerant landscaping, innovative storm water management strategies and the exploration of greywater reuse.

NR – 8 Identify and protect slopes in excess of 25% consistent with the City’s Hillside Ordinance.

Land Use Goals and Policies

LU – 2 Promote the orderly development of the East Columbia planning area.

LU – 3 Promote quality development that serves as a model for sustainable development for the city and the region.

LU – 6 Provide opportunities for services and employment at key locations within the East Columbia area.

Urban Form Goals and Policies

UF – 1 Create a unique “sense of place” reflected in site design, building and landscape forms, and the public realm within the East Columbia planning area.

UF - 2 Promote the use of pedestrian-oriented, sustainable design principles throughout the planning area including housing that fronts onto streets with parking at the rear, mixed land uses and services near higher density housing and a tightly gridded and interconnected street system.

UF – 3 Provide for a variety of housing options in the East Columbia area including housing for different income levels, family size, lifestyle and age.

Transportation Policies

T – 2 Establish an interconnected network of internal streets, sidewalks, bike lanes and pathways to serve the East Columbia area.

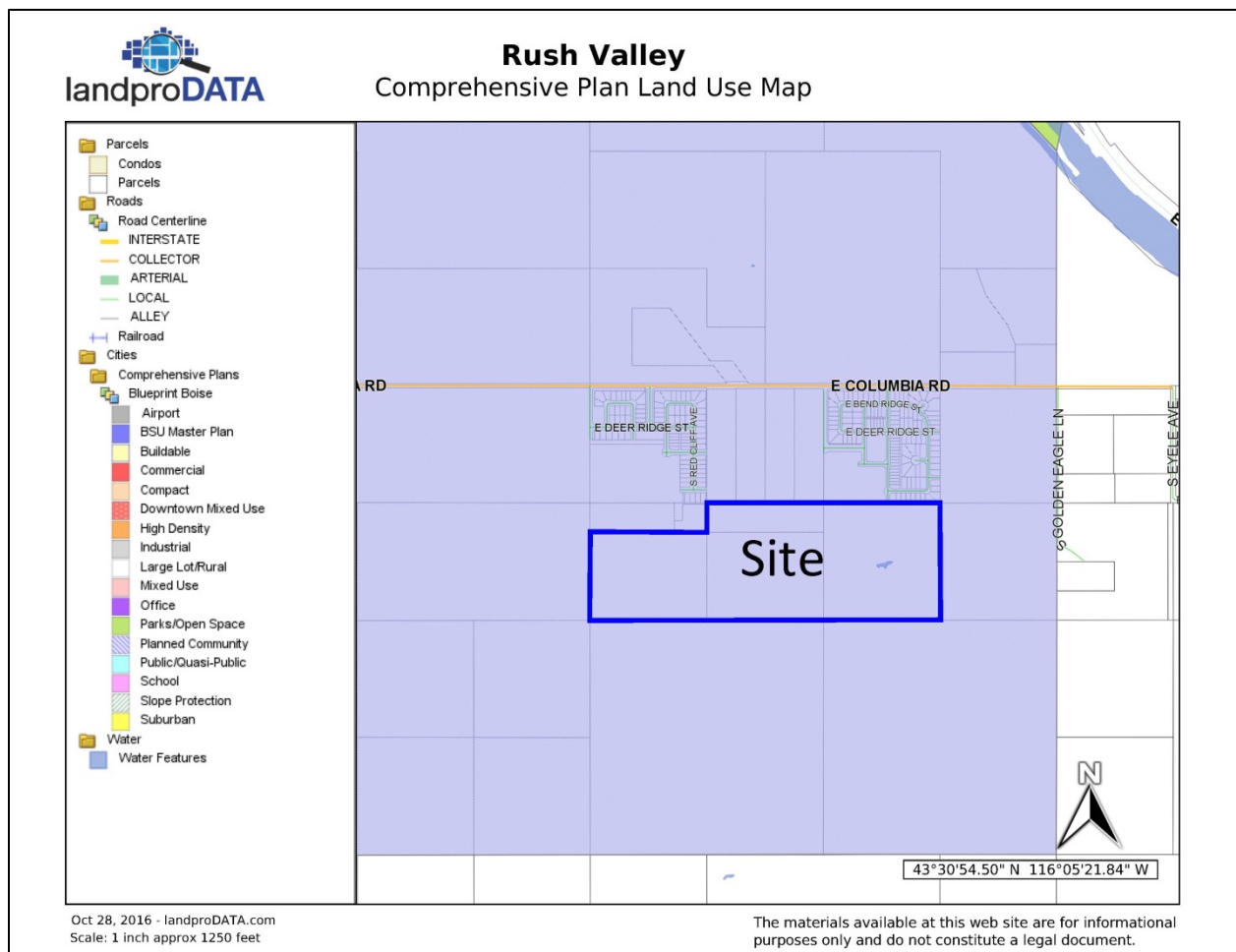
T – 4 Encourage pedestrian activity and reduce travel demand by intentionally connecting land uses and services with essential infrastructure such as sidewalks, pedestrian pathways and bike lane.

T – 5 Utilizing power line and drainage corridors, integrate a network of off-street pedestrian and bicycle pathways into the transportation system.

Street Typology Policies

ST – 2 Minimize street widths, travel lanes and design speeds to balance the safety of all users.

ST – 3 Design streets and intersections to facilitate safe and comfortable pedestrian, bicycle and vehicle movement.

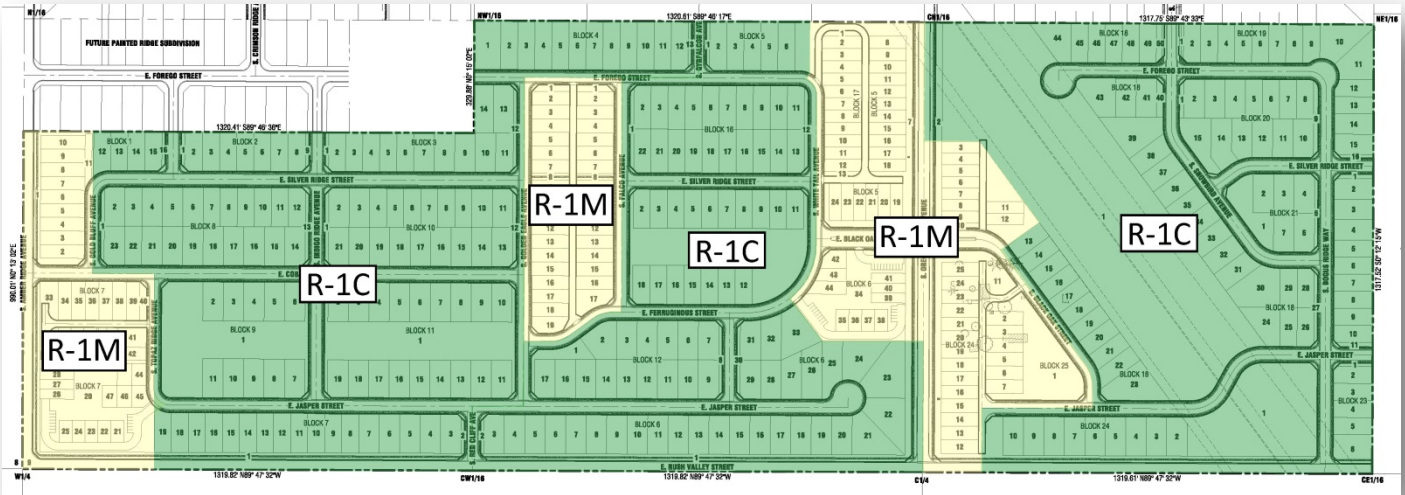


Annexation / Zoning

The property is currently zoned RUT (County). During our meetings with the Boise City Planning Team, it was established that the project would be within Boise City Code and well served with an R-1C and R-1M zoning. See zoning exhibit below.

The R-1C zoning matches the existing zoning in the adjacent Sunny Ridge Subdivision and is the significant zoning in Rush Valley. The R-1C zoning is an ideal zoning designation for the planned traditional detached single-family housing within this zone. The R-1M zoning allows for a variety of housing product with built in zoning requirements to preserve aesthetics while achieving a sought after density. Rush Valley proposes 430 residential lots with a density of 3.91 lots per acre.

Rush Valley Subdivision Zoning Exhibit



Subdivision Application

Site Design:

% of Site Devoted to Residential Lot Coverage Area	53.22%
% of Site Devoted to Landscaped Common Areas	23.87%
% of Site Devoted to Roads / Parking	22.91%
Total	100.00%

Dimensional Standards:

Dimensional Standard	R-1C	R-1M	
		Attached	Detached
Lot Area	5,000 – 7,000	2,160 – 3,360	4,320 – 5,520
Average Lot Width	50 – Interior Lots 70 – Corner Lots	18 – Interior Lots 28 – Corner lots	36 – Interior Lots 46 – Corner Lots
Density Maximum	8.0 units/acre	17 units/acre	
Front Yard	20 feet	10 feet	
Side Yard	5 feet	0, 5 for end units	
Rear Yard	15 feet	With alley: 5; Without alley 15 feet	

Pressure Irrigation:

As part of the subdivision application, we request a waiver of the Subdivision Ordinance that requires pressurized irrigation in subdivisions. The subject property does not have any water rights and per the provisions of the code, this application would be eligible for this waiver.

Pre-Application Meeting & Neighborhood Meeting

The pre-application meeting was held with the Boise City planning and development staff on May 19, 2016.

The neighborhood meeting was held on May 16, 2016 at the property.

Conclusion

Conger Management Group respectfully requests approval of the annexation, zoning and subdivision application for the Rush Valley Subdivision located in southeast Boise. This project will provide quality, desirable housing and densities while maintaining compatibility with Boise City Codes, the proposed draft East Columbia Sub-Area Master Plan and the surrounding properties. Thank you.